

## **Land Use**

Permit accessory dwelling units to help aging in place and extended families staying together  
Cottage “Industry” of the past fits the future. (Look at the restrictiveness of zoning district tables of allowed uses.)

There is a need for rental units, but is size, location and price important and for whom? i.e. workforce, single unmarried, seniors, etc.

Cottage-size (small) homes near village nodes. Zone for this? (Should this be called preparing a plan for appropriate housing?)

Many older residents say: Who will buy our larger homes? Who will buy (and when) our “nest egg” property? Explore viable solutions to this growing issue. (Multifamily occupancy)

Need businesses to attract younger for homes above. Need appropriate housing for aging residents near these businesses. Are these homes segregated or intermixed? (Inter-related)

Incentivize Community Septics and water systems

Data and trends show reduction in younger age cohorts (groups); lay out the argument for a need for age group diversity and why it is paramount for the community.

Look at lot size (calcs) for certain zones (i.e. Village, other village nodes)

Consider a theme the community can find important, easy to grasp and rally round. [Example: Concierge-Virtual Village (requires explanation)]

We have an aging community. Older folks want to stay, the demographics and trends show. Do we plan for age related disabilities by actively seeking grants, loans, and assistance for homeowners to retrofit homes so they may stay (age in place)? [Make accessory dwelling units a permitted use?] Incentivize village node specific uses geared toward an aging population? i.e. pharmacy, medical, age-appropriate entertainment, wellness, retail, etc.. Set up a framework for neighborhood volunteers to assist with aging neighbors?

## **Engagement, Education and Outreach**

Formulating a consistent policy/procedure for positive public engagement is critical on issues (and we have to be very clear about what they are!). Identification of and invitation to stakeholders is a key to the process. Go to them to take the institutional paradigm out of the communication equation. Use the Library as a venue.

Who? Engage Seniors, engage younger family residents, engage seasonal residents retired and younger. [Learn about differences in needs and find common ground (build consensus).] Hold roundtable discussion with all stakeholders on each critical issue.

Diverse senior groups have very different wants and needs. In all this, listen, respond, plan, and act.

Use face-to-face networking to get the word and need out.

### **Infrastructure**

All residents young and older require healthy design. Safety equals healthier. (All such plans and infrastructure should be reviewed periodically.)

Prepare a better, much more well-considered plan for alternative transportation infrastructure.

Fix and finish the Moultonboro Neck Pathway.

Consider recommendations in Village study as to feasibility before moving ahead, but work towards those guidelines.

### **Population:**

Review birth v. death statistics and trends. Student enrollment is declining-reasons why. Age diversity is decreasing dramatically. Is it important? If yes, why? Are these trends temporary? What can the community do?

Older age cohorts are growing rapidly. Is it important? Same questions as above. What can the community do?

Is housing and the decrease in age diversity related? Are jobs and the decrease in age diversity related? Is the vacation-lake-seasonal nature of housing related to the increase in older age cohorts and what near future issues might this bring in the community? How would formulating a plan to address a loss of younger age cohorts, increase in older age cohorts and their needs/issues inter-relate with village nodes, appropriate housing, needs specific business attraction and jobs for younger age cohorts? A simple themed plan that is more complicated than its title; Concierge-Virtual Village. i.e. Smartborough, Moultonborough Village, Upper Village, etc.

**Jobs:**

Talk about the number of jobs, types of jobs and existing employers, chance of expansion or loss and the atmosphere required to create more. Ask if this is bedroom community (no). how many residents commute? What is the job diversity? Service jobs predominate. Is this a problem now or into the future? What are the trends? Data shows that even the new jobs created are filled by in-commuters, not residents. Is it important for the community to try to change this?

**Some take-aways:**

Codify commercial design standards; prepare an Appropriate Housing Plan; resolve traffic and pedestrian issues in and around village nodes; enhance economic development; and address development issues in both the agricultural-residential district as well as the commercial district.

Discuss rezoning from 1000 ft. wide highway commercial strip to village nodes and highway commercial with appropriate permitted uses, design and dimensional regulations.

Enable the continuation of the preservation of open space through protecting small farms, and prepare a plan on how land could or should be used to support passive energy production via solar or other means to reduce our dependence on outside energy sources.

...more to come!